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# **MINUTES TO BE APPROVED**

**MINUTES OF THE WEST JORDAN CITY  
REDEVELOPMENT AGENCY MEETING**

**Wednesday, April 2, 2014**

**6:00 p.m.**

**Council Chambers**

**8000 South Redwood Road**

**West Jordan, Utah 84088**

**BOARD:** Chair Kim V. Rolfe and Board Members, Jeff Haaga, Judy Hansen, Chris McConnehey, Chad Nichols, Ben Southworth, and Justin D. Stoker.

**STAFF:** Richard L. Davis, City Manager; Jeffrey Robinson, City Attorney; Melanie Briggs, City Clerk; Bryce Haderlie, Assistance City Manager, Tom Burdett, Development Director; Ryan Bradshaw, Finance Manager/Controller; Marc McElreath, Fire Chief; Wendell Rigby, Public Works Director, and Doug Diamond, Police Chief.

**I. CALL TO ORDER**

Chair Kim V. Rolfe called the Redevelopment Agency meeting to order at 6:02 p.m.

**II. BUSINESS ITEMS**

**APPROVE THE MINUTES OF FEBRUARY 12, 2014 AS PRESENTED**

**MOTION:** Board Member Southworth moved to approve the minutes of February 12, 2014 as presented. The motion was seconded by Board Member Hansen and passed 7-0 in favor.

A roll call vote was taken:

Board Member Haaga	Yes
Board Member Hansen	Yes
Board Member McConnehey	Yes
Board Member Nichols	Yes
Board Member Southworth	Yes
Board Member Stoker	Yes
Chair Rolfe	Yes

The motion passed 7-0.

**DISCUSSION AND POSSIBLE ACTION REGARDING RESOLUTION NO. 162,  
AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY  
DEVELOPMENT PROJECT AREA PLAN FOR THE GARDNER VILLAGE-  
STATION COMMUNITY DEVELOPMENT PROJECT AREA**

Tom Burdett related that in a recent meeting, Staff and Board Members met with the managing member of Gardner Village and Colosimo Development to discuss the next phase of Gardner Village Planned Community. The Colosimo Development is planning to construct the Gardner Apartments and has proposed a preliminary development plan for the site. As part of the discussions related to the review of the development plan, there was a discussion of the use of tax increment financing for assistance with village improvements. The site for the next phase is challenged by topography, fill material (soils), natural springs, an irrigation canal, internal village circulation and accessing the TRAX station due to crossing 7800 South. The City, through the RDA, desires to examine an analysis of a plan mitigating these impediments by forming a Community Development Area.

As part of the discussions related to the review of the preliminary development plan for the Gardner Station Apartments, there had been discussion between Board (and Council) members and the property owners to consider tax increment financing for assistance with village improvements. Pursuant to Section 17C-4-103 the Agency has prepared a draft resolution to initiate a project area plan, budget and benefit analysis.

The fiscal impact would be estimated as \$12,000-\$15,000 for consulting fees for the analysis.

Board member Southworth was surprised that this was on the RDA agenda, and solicited more information about the history of it being on the agenda.

Board member Haaga stated that this was the opportunity to develop this property with the best possible outcome, and that the CDA was needed to assess what type of infrastructure was needed to be developed to the highest standard.

Board member Stoker wanted to see additional information before moving forward with the concept.

Board member Nichols stated that a CDA was a good idea in this particular instance, as it was an avenue that would allow options that were not available.

Board member McConnehey agreed with creating a CDA, to make the area a welcoming and unique entrance to the City. He would like to see as much community involvement as possible.

Board member Southworth asked how the proposed CDA would work in conjunction with The Station at Gardner Mill item that would be discussed in the later Council Meeting.

Tom Burdett explained that the study area was approximately  $\frac{1}{4}$  of the area of the proposed development. The study would consider the entire area as was currently, and help determine the improvements the City wished to contribute within the development and/or other developments on the land. The study would give the Council more information with which to effectively control how the land was developed, and discover any impediments to development.

**MOTION: Board Member Nichols moved to approve Resolution No. 162. The motion was seconded by Board Member Haaga.**

Board member Stoker approved the concept in general, but stated that he would have liked more notice and more information prior to the meeting.

Board member Southworth spoke against the motion. He felt that the timing was incorrect due to plans for a development already being on the table.

Board member Haaga was in favor of the motion. He felt this was an important move for the improvement of this area, this would allow it to be enhanced and be a tourist destination for West Jordan.

Board member McConnehey agreed with the motion, although the timing was off, it would be appropriate to take this step at this time.

Mayor Rolfe was in favor of the motion. He felt that safety measures such as sidewalks etc. are necessary to the improvement of the area, and this measure would help to affect that.

A roll call vote was taken:

Board Member Haaga	Yes
Board Member Hansen	Yes
Board Member McConnehey	Yes
Board Member Nichols	Yes
Board Member Southworth	No
Board Member Stoker	Yes
Chair Rolfe	Yes

The motion passed 6-1.

### **III. ADJOURN**

**MOTION:** Board Member McConnehey moved to adjourn the Redevelopment Agency meeting and convene the City Council meeting. The motion was seconded by Board Member Nichols and passed 7-0 in favor.

The meeting adjourned at 6:09 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

**KIM V. ROLFE**  
Chair

**ATTEST:**

**RICHARD L. DAVIS**  
Executive Director

Approved this 14<sup>th</sup> day of May 2014